

City of Coachella Development Impact Fees Annual Report 2025

Park Land Impact Fee (Fund 120)

Description - Providing necessary Parkland and Open-Space to meet the needs of new residential construction.

Fee - Single Family Units - \$1,377.00

- Multi-Family Units - \$1,134.68

Account Description		Beginning Fund Balance	FY 2024-2025	Ending Fund Balance
Revenues & Other Sources				
Developer fees			(99,461)	
Investment earnings (loss)			(7,551)	
Total Sources			\$ (107,012)	
Expenditures & Other Uses			-	
Total Uses			\$ -	
Total Available		\$ (171,870)	\$ 107,012	\$ (64,858)

Public Facilities

Current Year Expenditures		Cost FY 2024-2025	DIF Funded	% DIF Funded
Total		\$ -	\$ -	

Total Facility Expenditures	Est. Facility Cost	% Complete	DIF Funded	% DIF Funded
Total	\$ -		\$ -	

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Library Facilities Impact Fee (Fund 121)

Description - provide library access to books, internet, and other reading and learning materials to a growing residential population.

Fees - Single Family Units - \$577.88

- Multi-Family Units - \$485.42

Account Description		Beginning Fund Balance	FY 2024-2025	Ending Fund Balance
Revenues & Other Sources				
Developer fees			58,366	
Investment earnings (loss)			1,879	
Total Sources			\$ 60,245	
Expenditures & Other Uses				
Admin Fees			-	
Interest expense ¹			119,603	
			-	
Total Uses			\$ 119,603	
Total Available		\$ (11,794,005)	\$ (59,358)	\$ (11,853,363)

Public Facilities

Current Year Expenditures		Cost FY 2024-2025	DIF Funded	% DIF Funded
Total		\$ -	\$ -	

Total Facility Expenditures	Est. Facility Cost	% Complete	DIF Funded	% DIF Funded
Total	\$ -		\$ -	

¹ As of June 30, 2025, outstanding interfund loans of \$3,381,925 were owed to the General Fund. The interfund loans will be repaid when impact fee revenues become available, with interest set at the Local Agency Investment Fund (LAIF) rate of return.

Note: On September 13, 2016 the City issued Lease Revenue Bonds, Series 2016 in the amount of \$12,150,000 payable over 30 years for the construction of a new library. As of June 30, 2025, the outstanding balance was \$9,495,000. These bonds are reflected as a long-term liability of this fund.

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Bus Shelter Impact Fee (Fund 123)

Description - To provide sufficient bus shelters at designated bus stops to accommodate transit expansion.

Fee - Residential - \$85/unit

- Hotel/Motel - \$85/Rm

- Office - \$99/1,000sq.ft.

- Retail - \$85/1,000sq.ft.

- Restaurant/Gaming - \$106/1,000sq.ft.

- Gasoline - \$118/1,000sq.ft.

- Open Uses - \$126/Acre

Account Description		Beginning Fund Balance	FY 2024-2025	Ending Fund Balance
Revenues & Other Sources				
Investment earnings (loss)			-	
Total Sources			\$ -	
Transfers out-CIP fund			-	
Total Uses			\$ -	
Total Available		\$ -	\$ -	\$ -

Public Facilities

Current Year Expenditures		Cost FY 2024-2025	DIF Funded	% DIF Funded
Total		\$ -	\$ -	

Current Year Expenditures	Est. Facility Cost	% Complete	DIF Funded	% DIF Funded
Total	\$ -		\$ -	

Note: The Bus Shelter Fee has not been charged to developers since Fiscal Year 2013 and is no longer considered a DIF fee of the City. Bus shelter facilities were considered in the Street and Transportation Nexus study. Remaining funds have been appropriated for the Pueblo Viejo villas transportation hub in downtown Coachella. This fund will no longer be utilized.

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Park Improvement Impact Fee (Fund 126)

Description - provide sufficient park facilities and equipment for additional residents.

Fees - Single Family Residential - \$6,480.35/unit

- Multi-Family Residential - \$5,443.49/unit

Account Description		Beginning Fund Balance	FY 2024-2025	Ending Fund Balance
Revenues & Other Sources				
Developer fees			467,881	
Investment earnings (loss)			112,741	
Total Sources			\$ 580,622	
Expenditures & Other Uses				
Interest expense ¹			919,000	
Total Uses			\$ 919,000	
Total Available²		\$ 1,995,751	\$ (338,378)	\$ 1,657,373

Public Facilities

Current Year Expenditures		Cost FY 2024-2025	DIF Funded	% DIF Funded
Total		\$ -	\$ -	

Total Facility Expenditures	Est. Facility Cost	% Complete	DIF Funded	% DIF Funded
Total	\$ -		\$ -	

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Street & Transportation Impact Fee (Fund 127)

Description - To provide for street improvements based on trip demand placed on the road system by new development. This fee includes streets, bridges, interchanges, and grade separations.

Fees -

Residential

Single Family Residential - \$2,685.98

Multi-Family Residential - \$1,390.95

Non-Residential Construction

Commercial - \$4.62/sq.ft.

Office - \$5.46/sq.ft.

Industrial - \$3.75/sq.ft.

Account Description		Beginning Fund Balance	FY 2024-2025	Ending Fund Balance
Revenues & Other Sources				
Developer fees			2,152,754	
Transfer in				
Investment earnings (loss)			(31,484)	
Total Sources			\$ 2,121,270	
Expenditures & Other Uses				
New Interchange @ Ave 50 & 86S EXPY (ST-81)			9,099	
Ave 50 Widening Project (ST-93)			-	
Current Year Expenditures			578,775	
Total Uses			\$ 587,874	
Total Available		\$ (1,692,533)	\$ 1,533,396	\$ (159,137)

Public Facilities

Current Year Expenditures		Cost FY 2024-2025	DIF Funded	% DIF Funded
Ave 50 Bridge/Whitewater (ST-69)		959,013	-	0.00%
Avenue 50 Interchange (ST-81)		28,664	9,099	31.74%
50 Widening Project (ST-93)		1,363,214	578,775	42.46%
Ave 50 Extension (ST-98)		-	-	0.00%
Ave 48 Widening (ST-131)		-	-	0.00%
Pedestrian & Safety (ST-134)		-	-	0.00%
Urban Greening & Connec (ST-123))		240,777	-	0.00%
Total		\$ 2,591,668	\$ 587,874	

Total Facility Expenditures	Est. Facility Cost	% Complete	DIF Funded	% DIF Funded
Ave 50 Bridge/Whitewater (ST-69)	52,365,000	8%	304,306	0.58%
Avenue 50 Interchange (ST-81)	54,928,767	3%	1,865,359	3%
50 Widening Project (ST-93)	3,693,750	57%	474,930	13%
Ave 50 Extension (ST-98)	32,765,773	10%	582,140	2%
Ave 48 Widening (ST-131)	1,733,000	3%	-	0%
Pedestrian & Safety (ST-134)	1,666,543	100%	51,386	3%
Urban Greening & Connec (ST-123)	5,505,110	100%	240,777	4%
Total	\$ 152,657,943		\$ 3,518,898	

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Police Facilities Impact Fee (Fund 128)

Description - To provide police facilities and service equipment for increased police needs from expected community growth.

Fees -

Residential

Single Family - \$306.54/unit

Multi-Family - \$257.48

Non-Residential

Commercial - \$23.22/1,000sq.ft.

Office - \$30.57/1,000sq.ft.

Industrial - \$12.10/1,000sq.ft.

Account Description		Beginning Fund Balance	FY 2024-2025	Ending Fund Balance
Revenues & Other Sources				
Developer fees			31,200	
Investment earnings (loss)			41,495	
Total Sources			\$ 72,695	
Expenditures & Other Uses				
Total Uses			\$ -	
Total Available		\$ 851,866	\$ 72,695	\$ 924,561

Public Facilities

Current Year Expenditures		Cost FY 2024-2025	DIF Funded	% DIF Funded
Total		\$ -	\$ -	

Total Facility Expenditures	Est. Facility Cost	% Complete	DIF Funded	% DIF Funded
Total	\$ -		\$ -	

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General Government Facilities Impact Fee (Fund 129)

Description - To provide general government facilities to serve a growing City population.

Fees -

Residential

Single Family - \$2,357.61/unit

Multi-Family - \$1,980.39/unit

Non-Residential

Commercial - \$178.54/1,000sq.ft

Office - \$235.13/1,000sq.ft.

Industrial - \$93.04/1,000sq.ft.

Account Description		Beginning Fund Balance	FY 2024-2025	Ending Fund Balance
Revenues & Other Sources				
Developer fees			239,974	
Investment earnings (loss)			(7,054)	
Total Sources			\$ 232,920	
Expenditures & Other Uses				
Interest expense ¹			168,510	
Debt service ²			106,515	
Urban Greening to Fund 129 (ST-123)			-	
Total Uses			\$ 275,026	
Total Available		\$ (4,081,541)	\$ (42,105)	\$ (4,123,646)

Public Facilities

Current Year Expenditures		Cost FY 2024-2025	DIF Funded	% DIF Funded
Total		\$ -	\$ -	

Total Facility Expenditures	Est. Facility Costs	% Complete	DIF Funded	% DIF Funded
Total	\$ -		\$ -	

¹ As of June 30, 2025, outstanding interfund loans of \$3,820,159 were owed to the General Fund. The interfund loans will be repaid when impact fee revenues become available, with interest set at the Local Agency Investment Fund (LAIF) rate of return.

² The General Government Facilities Impact Fee Fund has an outstanding note payable for the purchase of the Civic Center Facility. As of June 30, 2025 the balance of the note is \$601,926. The note requires monthly payments of \$8,876.26 (Principal and Interest). The note has an annual interest rate of 4%.

City of Coachella Development Impact Fees Annual Report 2025

Fire Facilities Impact Fee (Fund 130)

Description - To provide fire protection and medical services facilities and equipment.

Fees -

Residential

Single Family - \$1,750.03/unit

Multi-Family - \$1,470.02/unit

Non- Residential

Commercial - \$381.04/1,000sq.ft.

Office - \$501.80/1,000sq.ft.

Industrial - \$198.57sq.ft.

Account Description		Beginning Fund Balance	FY 2024-2025	Ending Fund Balance
Revenues & Other Sources				
Developer fees			31,200	
Investment Earnings (Loss)			41,495	
Total Sources			\$ 72,695	
Expenditures & Other Uses				
Fire Facilities Expansion (F7)			7,200	
Pueblo Viejo Villas (ST-130)				
Total Uses			\$ 7,200	
Total Available¹		\$ 482,723	\$ 65,495	\$ 548,217

Public Facilities

Current Year Expenditures		Cost FY 2024-2025	DIF Funded	% DIF Funded
Fire Facilities Expansion (F7)		1,365,429	1,365,429	100%
Pueblo Viejo Villas (ST-130)		250,000	250,000	100%
Total		\$ 250,000	\$ 250,000	

Total Facility Expenditures	Est. Facility Cost	% Complete	DIF Funded	% DIF Funded
Fire Facilities Expansion (F7)	8,151,713	100%	1,365,429	17%
Pueblo Viejo Villas (ST-130)	4,430,471	100%	250,000	6%
Total	\$ 4,430,471		\$ 250,000	

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Art in Public Places Impact Fee (Fund 131)

Description - To provide continued access to public art in the community as the community grows.

Fees -

- 1) One half of one percent for new commercial or industrial construction
- 2) One half of one percent for remodel or reconstruction of existing commercial or industrial property
- 3) One quarter of one percent for new residential subdivisions of two or more units
- 4) One quarter of one percent for new individual single family units constructed in an existing subdivision with a building permit over \$100,000 for that portion of the building permit valuation in excess of \$100,000

Account Description		Beginning Fund Balance	FY 2024-2025	Ending Fund Balance
Revenues & Other Sources				
Developer fees			66,930	
Investment earnings (loss)			19,528	
Total Sources			\$ 86,458	
Expenditures & Other Uses				
Mural - Ciudades Hermanas			-	
Art works - Repairs & Maintenance			-	
Total Uses			\$ -	
Total Available		\$ 359,528	\$ 86,458	\$ 445,986

Public Facilities

Current Year Expenditures		Cost FY 2024-2025	DIF Funded	% Funded with fee
		0	-	0%
		0	-	0%
		0	-	0%
		0	-	0%
		0	-	0%
		0	-	0%
		0	25,000	0%
Total		\$ -		

Total Facility Expenditures	Est. Facility Cost	% Complete	DIF Funded	% Funded with fee
Mural-Dolores Huerta	17,070	100%	-	0%
Mural-Vietnam War	23,315	100%	-	0%
Mural-Empowerment of Women	4,875	100%	-	0%
Mural-Swan	5,875	100%	-	0%
Misc-Other Art	12,753	100%	-	0%
Mural - Love Letters	16,000	100%	16,000	100%
Mural - Ciudades Hermanas	25,000	100%	25,000	100%
Total	\$ 79,888		\$ 41,000	

City of Coachella Development Impact Fees Annual Report 2025

Water Connection Fee (177)

Description - provide adequate water facilities to meet the demands of a growing residential and business population.

Fee - The Water System Backup Facilities Charges (Connection Fee) is \$3,948.17 per equivalent dwelling unit (EDU). The determination of EDUs is based on the number and size of water connections required.

Account Description	Capital	Beginning Fund Balance	FY 2024-2025	Ending Fund Balance
Revenues & Other Sources				
Developer Fees			329,320	
Investment Earnings (Loss)			1,218,973	
Total Sources			\$ 1,548,293	
Expenditures & Other Uses			-	
Total Uses			\$ -	
Total Available		\$ 10,801,767	\$ 1,548,293	\$ 12,350,060

Public Facilities

Current Year Expenditures	Cost FY 2024-2025	DIF Funded	% DIF Funded
Total	\$ -	\$ -	

Total Facility Expenditures	Est. Facility Cost	% Complete	DIF Funded	% DIF Funded
Total Anticipated Future Projects	\$ -		\$ -	

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Sanitary District Connection Fee (360)

Description - to provide adequate sanitation facilities to meet the demands of a growing residential and business population.

Fees - Equivalent Dwelling Units (EDU) are used to provide a common evaluation factor for all development types. One EDU is equal to one single family residential unit. Commercial developments are converted to "equivalent" residential units to facilitate the analysis. Residential development includes all detached homes, apartments units, vacation homes, or mobile homes. The Water System Backup Facilities Charges (Connection Fee) for residential units is \$4,141.56 per EDU. EDUs are determined based on the number and type of included fixtures.

Account Description		Beginning Fund Balance	FY 2024-2025	Ending Fund Balance
Revenues & Other Sources				
Developer fees			594,591	
Investment earnings (loss)			56,926	
Total Sources			\$ 651,518	
Expenditures & Other Uses				
Debt service ¹			1,505,256	
Transfers out-Water				
Total Uses			\$ 1,505,256	
Total Available		\$ 1,020,108	\$ (853,738)	\$ 166,370

Public Facilities

Current Year Expenditures		Cost FY 2024-2025	DIF Funded	% DIF Funded
S-19 Capacity Improv-Ave 50 Coronado to Harrison				0%
S-24 48th & Harrison sewer improvements				0%
Total		\$ -	\$ -	

Total Facility Expenditures	Est. Facility Costs	% Complete	DIF Funded	% DIF Funded
S-19 Capacity Improv-Ave 50 Coronado to Harrison	331,000	2%	779	0.24%
S-24 48th & Harrison sewer improvements	2,287,165	93%	2,117,836	92.60%
Total	\$ 2,618,165		\$ 2,118,615	

¹ On September 26, 2005 the Sanitary District entered into a loan agreement with the State of California Water Resources Control Board ("SWRCB") for \$23,658,615. The interest rate on this loan is 2.3%. The outstanding balance for the SWRCB loan at June 30, 2025 was in the amount of \$2,909,745.